



**City of Huntington Beach Planning Department**  
**STUDY SESSION REPORT**

**TO:** Planning Commission  
**FROM:** Scott Hess, AICP, Director of Planning and Building  
**BY:** Rosemary Medel, Associate Planner *PM*  
**DATE:** November 22, 2011  
**SUBJECT:** ENVIRONMENTAL IMPACT REPORT NO. 10-004 (BEACH AND ELLIS MIXED-USE PROJECT)

**APPLICANT:** City of Huntington Beach, 2000 Main Street, Huntington Beach, CA 92648

**PROPERTY**

**OWNER:** Morrie Golcheh, Progressive Property Management, 10537 Santa Monica Blvd., Ste. 350, Los Angeles, CA 90025

**LOCATION:** The project site is 2.74-acres, located at the southeast corner of Beach Boulevard and Ellis Avenue.

---

**PROJECT OVERVIEW**

In accordance with the California Environmental Quality Act (CEQA), Environmental Impact Report (EIR) No. 10-004 was prepared by Atkins to analyze the potential environmental impacts associated with implementation of the proposed development of a six-story mixed-use project consisting of retail and residential uses. The project would result in the construction of approximately 37,000 sf of retail uses, 105 residential units, and 483 parking spaces (220 retail and 263 residential parking spaces). Levels one and two of the proposed project would house the commercial component, including an approximately 30,000 sf market use, approximately 7,000 sf of retail shops, and retail parking. Additionally, approximately 1,850 sf of public open space would be provided at the corner of Beach Boulevard and Ellis Avenue. Parking for the residential portion of the proposed project would be provided on level three. Levels four through six would include 105 condominium residential units and 10,500 sf of open space for residential use. The existing service station, restaurant and retail uses would be demolished as a result of this project.

**APPLICATION PROCESS AND TIMELINES**

DATE OF COMPLETE APPLICATION:

Draft EIR: May 25, 2011

MANDATORY PROCESSING DATE(S):

Within 1 year of complete application; May 25, 2012

## CEQA ANALYSIS/REVIEW

In accordance with the California Environmental Quality Act (CEQA), EIR No. 10-004 was prepared by Atkins to analyze the potential environmental impacts associated with implementation of the proposed project as well as identify appropriate mitigations measures. The proposed project is located within the Beach and Edinger Corridors Specific Plan (BECSP), adopted in March 2010. Development on this project site was included in the Notice of Preparation for the BECSP EIR (Program EIR No. 2008-008), which anticipated a total of 120 residential units and 71,000 square feet of retail commercial and a two-level health club for the subject property.

The 45-day review of EIR No. 10-004 began on Friday, September 9, 2011 and closed on Monday, October 24, 2011. The Final Draft EIR, including the Responses to Comments and any text changes as a result of the public comment period, will be distributed to the Planning Commission and posted on the City's website when available.

The required CEQA procedure that was followed is outlined below:

<u>July 2009</u>	Staff conducted an initial study and determined that an EIR would be required.
<u>July 31, 2009</u>	Notice of Preparation was filed with the State Clearinghouse to notify the public of intent to prepare an EIR.
<u>July 31, 2009 to August 31, 2009</u>	Initial Study/Notice of Preparation available for 30 day public review and comment period.
<u>August 21, 2009</u>	A Public Scoping Meeting was held to solicit comments and issue areas to be studied in the EIR.
<u>September 2, 2011</u>	Notice of Completion was filed with the State Clearinghouse.
<u>September 9, 2011 to October 24, 2011</u>	Draft EIR available for public review and comment for forty-five days.
<u>October 6, 2011</u>	A Public Comment Meeting was held to solicit comments on the adequacy of the Draft EIR.
<u>December 13, 2011</u>	Tentative Public hearing is scheduled before the Planning Commission to Certify Final EIR No. 10-004

In the EIR, the direct, indirect and cumulative impacts of the proposed project are addressed, as are the impacts of the alternatives. The project analyzed in the EIR is a conceptual development because no formal application has been submitted. The conceptual design is based on the development standards of the Beach and Edinger Corridor Specific Plan (BECSP). The project specific EIR must be adopted and certified by the Planning Commission prior to any action on a development proposal.

## Scope of the EIR Analysis

As the analysis in Draft EIR No. 10-004 is tiered from the BECSP Program EIR, the environmental impacts for certain issue areas of the project are substantially consistent with the analysis in the BECSP Program EIR and did not require substantial additional analysis. Based on a preliminary environmental analysis and a review of the BECSP Program EIR, the following issue areas did not require substantial additional analysis in Draft EIR No. 10-004:

- Biological Resources
- Cultural Resources
- Geology / Soils
- Hazards and Hazardous Materials
- Hydrology / Water Quality
- Land Use / Planning
- Population / Housing
- Climate Change

The following resources were determined to need additional analysis due to the fact that with implementation of the required mitigation measures potentially significant impacts would occur, or additional, project-level analysis was not previously completed. Therefore, detailed analysis of the following resources is provided for the following:

- Aesthetics / Visual Quality
- Air Quality
- Noise
- Public Services
- Recreation
- Transportation/Traffic
- Utilities / Service Systems

No impacts to Agricultural Resources and Mineral Resources were determined; as such, no analysis is provided in the draft EIR.

## Project Impacts

Although some issue areas required more detailed project-level analysis than others, all 15 issue areas noted above were analyzed for potential adverse environmental impacts as a result of the proposed project.

The EIR determined that the project would result in no impacts or less than significant impacts in the following issue areas:

- Land Use / Planning
- Population / Housing

The EIR determined that implementation of the proposed project would result in significant or potentially significant impacts that could be mitigated to a less-than-significant level in the following issue areas (refer to Attachment No. 2)

- Aesthetics / Visual Quality
- Air Quality (operation)
- Biological Resources
- Cultural Resources
- Geology / Soils
- Hazards and Hazardous Materials
- Hydrology / Water Quality
- Noise
- Public Services
- Recreation
- Transportation/Traffic (project specific)
- Utilities / Service Systems
- Climate Change

The EIR determined that implementation of the proposed project would result in significant, unavoidable impacts in the following issue areas:

- Air Quality (construction)
- Transportation/Traffic (cumulative only)

#### Alternatives

The EIR also presents alternatives to the proposed project that could avoid or reduce the severity of impacts described in the issue areas above. Three Alternatives were evaluated in the Draft EIR and described as follows:

**Alternative 1: No Project/No Development Alternative** - This alternative would serve as the “no development” alternative with the site remaining in its existing condition. Under this alternative all existing development and uses would remain.

**Alternative 2: All Commercial Alternative** – Alternative 2 assumes that the site would be developed with 77,300 sf of commercial uses and a three-story parking structure. All commercial development would front Beach Boulevard and Ellis Avenue. Development would include a one-story, 22,500 sf market at the corner of Beach Boulevard and Ellis Avenue, as well as a one-story, 5,000 sf restaurant on Beach Boulevard in the location of the existing restaurant. Two, three-story buildings consisting of approximately 16,600 sf of ground-floor retail uses and 33,200 sf of office uses on the upper two levels would be constructed along Ellis Avenue. A total of 7,700 sf of public open space would be provided on site in the form of an internal plaza area. Parking would be provided in a three-story, four-level (one level below grade, one level at grade, and two levels above grade), 240-space parking structure and a 48-space surface parking lot located along the southern boundary of the site. A total of 288 parking spaces would be provided on the site.

**Alternative 3-Increased Residential Mixed Use Alternative:** Alternative 3 includes development of a mixed-use project consisting of two buildings comprised of 274 apartment dwelling units and 8,500 sf of commercial uses, as well as a 463-space, parking garage. Development along Beach Boulevard would be four stories in height; the remainder of the site would have development six stories in height. Residential development would include 7 live-work units, accessed directly from Ellis Avenue, as well as 25 studio units, 117 one-bedroom units, and 125 two-bedroom units located on the upper levels of the development and accessed from the interior of the proposed building. Most of the residential dwelling units would be oriented around a courtyard located on the podium level (Level Two). Commercial uses would be located on the ground floor fronting Beach Boulevard. Parking would be provided in a 463-space parking garage located on the ground floor and on one subterranean level. Alternative 3 would include 16,000 sf of public open space in the form of an internal plaza area associated with the commercial uses, a courtyard on the podium level, and 16,020 sf of private open space, including dwelling unit balconies and patios.

In addition to the identified alternatives, other alternatives were considered but ultimately determined to be infeasible. Overall, the No Project Alternative would result in the fewest number of impacts, and would eliminate significant and unavoidable impacts identified for the proposed project, but would not achieve any of the project objectives. Alternative 2 results in a significant and unavoidable impact for greenhouse gas emissions and doesn't meet objectives for a mixed use project. Because Alternative 3 would result in the development of an additional 169 residential units compared to the proposed project, increased demands associated with the increased residential population, including demands for public services, recreation as well as utilities would occur. These impacts would remain less than significant, but would be greater than the proposed project. Alternative 3 would not exceed anticipated daily traffic volumes identified for the BECSP under 2030 conditions but would generate a greater number of vehicle trips than the proposed project. With regard to greenhouse gas emissions, on a per service population basis Alternative 3 would generate less emissions than the proposed project. Based on the analysis, the environmentally superior alternative would be Alternative 3.

### Draft EIR Conclusions

Through the use of appropriate mitigation measures identified in the EIR, the majority of the potentially adverse impacts associated with the project can be mitigated to a less-than-significant level. However, there are one project-specific and three cumulative significant adverse environmental impacts anticipated from the proposed project that cannot be completely eliminated through mitigation measures. The significant adverse environmental impacts are as follows:

#### Air Quality

- > **Project Specific and Cumulative**—Construction of the proposed project would violate an air quality standard as it would result in emissions that exceed the SCAQMD threshold of significance for VOC.

#### Transportation/Traffic

- > **Cumulative**—Under 2030 conditions, operation of the proposed project would cumulatively contribute to an unacceptable Level of Service at two City intersections.

- > **Cumulative**—Under 2030 conditions, operation of proposed project would cumulatively contribute to an increase in delay at two Caltrans intersections and would increase traffic to the I-405 northbound loop ramp, which is currently deficient.

#### **Increased Residential Mixed Use Alternative:**

Similar to the proposed project, the majority of the impacts associated with the Increased Residential Mixed Use Project Alternative would be less than significant with the incorporation of mitigation measures and code requirements, and it would result in the same significant unavoidable impacts as the proposed project.

#### **COMMENTS FROM CITY DEPARTMENTS AND OTHER PUBLIC AGENCIES**

The analysis and conclusions included in Draft EIR No. 10-004 reflect and are in part based on consultation with the Departments of Economic Development, Fire, Police, Community Services, and Public Works.

#### **PUBLIC MEETINGS, COMMENTS AND CONCERNS**

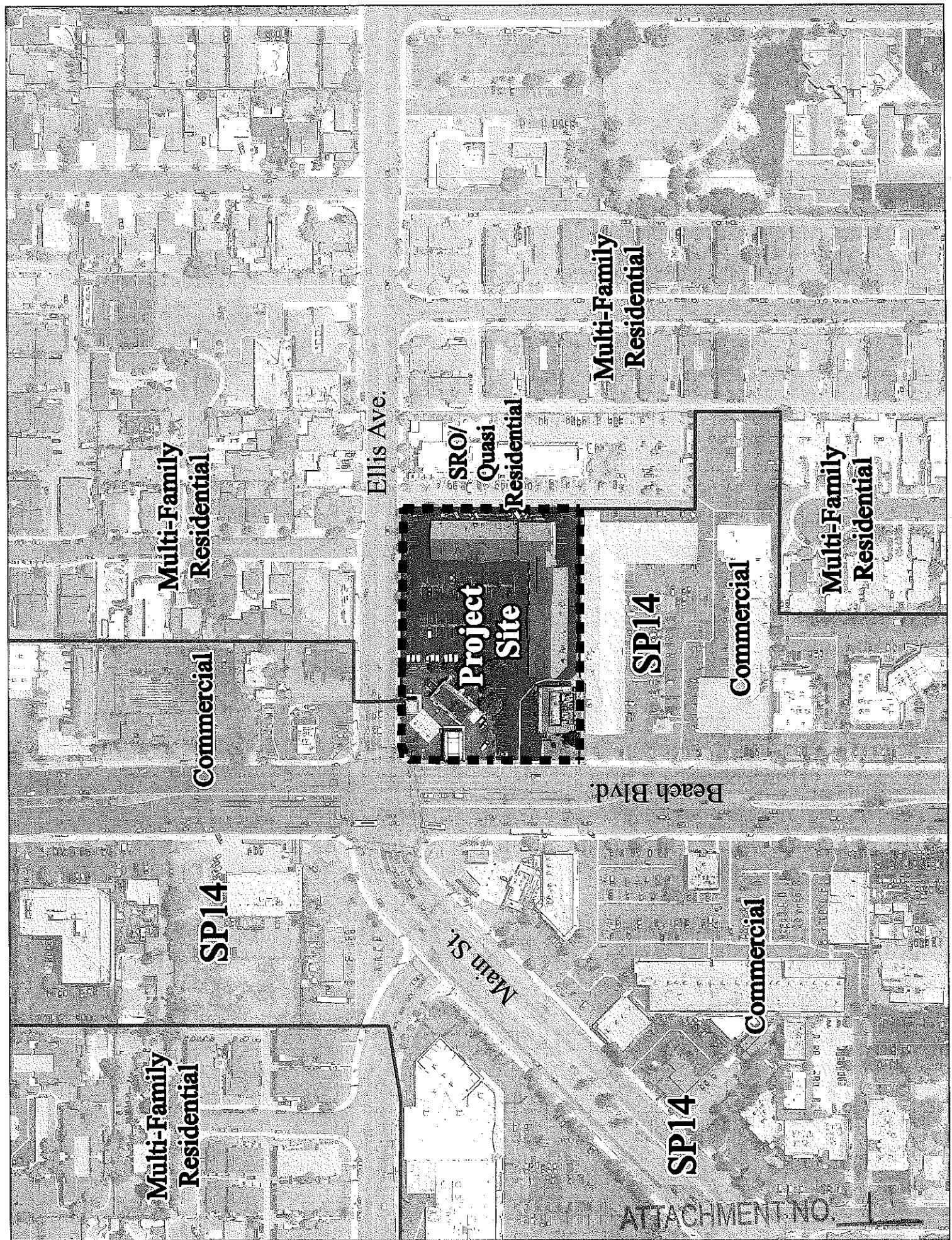
On Thursday, October 6, 2011, approximately 11 people attended a public comment meeting that was conducted during the 45 day public review period to collect comments on the adequacy of the draft EIR. The meeting was noticed and advertised in the Huntington Beach Independent, and notices were sent to interested parties, property owners, tenants and Homeowners Associations within 1,000 feet from the project site. In addition, a meeting was held on August 21, 2009 to take comments related to the scope of the environmental issues to be analyzed in the draft EIR in conjunction with the Beach and Edinger Corridors Specific Plan (BECSP) Program EIR. The meeting was advertised in the Huntington Beach Independent, and notices were sent to responsible agencies, interested parties, property owners and tenants within the BECSP project area.

#### **PLANNING ISSUES**

Staff has analyzed the EIR with regards to the level of adequacy of the environmental issues analyzed in the EIR, consistent with CEQA. The primary issue for the Planning Commission to consider is the adequacy of the EIR in accordance with the California Environmental Quality Act (CEQA) guidelines. Prior to certification and adoption of the EIR by resolution, the Planning Commission may amend the document. However, it should be noted that removal of any of the recommended mitigation measures will require findings and justification.

#### **ATTACHMENTS:**

1. Map of Project Site
2. Chapter 2 Draft EIR No. 10-004 dated September 2011 (Summary of Environmental Effects and Code Requirements/Mitigation Measures)
3. Draft EIR No. 2010-004 dated September 2011 (**Not Attached-Available for review at the Planning and Zoning Counter – 3<sup>rd</sup> Flr., City Hall and on <http://www.huntingtonbeachca.gov/Government/Departments/Planning/major/Beachwarner.cfm>**)



ATTACHMENT NO. 1

## CHAPTER 2 Summary

### 2.1 PURPOSE OF THE SUMMARY

This section summarizes the characteristics of the proposed Beach and Ellis project (proposed project), the environmental impacts, mitigation measures, and residual impacts with the proposed project.

### 2.2 INTRODUCTION

This EIR is intended to provide decision-makers and the public with information that enables them to intelligently consider the environmental consequences of the proposed action. This EIR identifies significant or potentially significant environmental effects, as well as ways in which those impacts can be reduced to less than significant levels, through the imposition of mitigation measures (MMs), or through the implementation of alternatives to the project.

### 2.3 SUMMARY OF PROPOSED PROJECT

The proposed project would result in a six-story mixed-use development consisting of retail and residential uses. Levels one and two of the proposed project would house the commercial component, including an approximately 30,000 square feet (sf) of market use, approximately 7,000 sf of retail shops, and retail parking. At the corner of Beach Boulevard and Ellis Avenue approximately 1,850 sf of public open space would provided at street level. Levels four through six would include 105 condominium residential units and 10,500 sf of open space for residential use.

Parking for both retail and residential uses would be provided in an internal parking structure. Level one would provide 109 retail parking spaces and Level two would provide 111 retail parking spaces. Level three would provide 263 residential parking spaces. Vehicular access to the project site would be available from one driveway on Beach Boulevard, one driveway on Ellis Avenue, and the existing private alleyway that bounds the east side of the project site, accessed from Ellis Avenue, all leading directly into the proposed parking structure.

Overall, the proposed project would result in the construction of approximately 37,000 sf of retail uses, 105 residential units, and 483 parking spaces (220 retail and 263 residential parking spaces).

### 2.4 CLASSIFICATION OF ENVIRONMENTAL IMPACTS AND DISCUSSION OF MITIGATION MEASURES

Potential environmental impacts have been classified in the following categories:

- **Less Than Significant (LTS)**—Results in no substantial adverse change to existing environmental conditions

ATTACHMENT NO. 2.1  
2-1

- **Potentially Significant (PS)**—Constitutes a substantial adverse change to existing environmental conditions that can be mitigated to less than significant levels by implementation of feasible mitigation measures or by the selection of an environmentally superior project alternative
- **Significant and Unavoidable (SU)**—Constitutes a substantial adverse change to existing environmental conditions that cannot be fully mitigated by implementation of all feasible mitigation measures or by the selection of an environmentally superior project alternative

Cumulative impacts are also analyzed in this environmental document. Cumulative impacts refer to two or more individual effects that, when considered together, are considerable or that compound or increase other environmental impacts.

Where significant impacts are identified, CEQA requires that feasible mitigation measures are discussed to avoid or reduce to the extent feasible, significant effects. As described in CEQA Guidelines Section 15370, there are generally five categories of mitigation measures, which include the following:

- Avoiding the impact altogether by not taking a certain action or parts of an action
- Minimizing impacts by limiting the degree or magnitude of the action and its implementation
- Rectifying the impact by repairing, rehabilitating, or restoring the impacted environment
- Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action
- Compensating for the impact by replacing or providing substitute resources or environments

In addition to project-specific mitigation measures, the proposed project is required to implement applicable mitigation measures of the BECSP Program EIR intended to mitigate potentially significant impacts associated with future development within the BECSP area.

The City of Huntington Beach imposes standard code requirements (CRs) for the purpose of controlling or reducing potential environmental and/or safety issues associated with a proposed project. These CRs may include, but are not necessarily limited to, development standards, the payment of impact fees, infrastructure improvements, and/or operational requirements. In this EIR, standard CRs that are relevant to the environmental analysis are identified along with the discussion of mitigation measures in each resource-specific discussion provided in Chapter 4 of this document. CRs often have the effect of reducing an environmental impact, and as such, take the place of mitigation measures that would otherwise be required to address impacts. CRs identified in this document are not inclusive of all code requirements that would be imposed on the proposed project; only those CRs relevant to the environmental analysis and identified impact are included.

## 2.5 SIGNIFICANT AND UNAVOIDABLE IMPACTS

The following significant, unavoidable impacts would result from future developments as permitted under the proposed project. A detailed discussion of these impacts can be found in Section 4.2 (Air Quality) of this document.

- **Air Quality**

- > **Project Specific and Cumulative**—Construction of the proposed project would violate an air quality standard as it would result in emissions that exceed the SCAQMD threshold of significance for VOCs.

- **Transportation/Traffic**

- > **Cumulative**—Operation of the proposed project would cumulatively contribute to an unacceptable Level of Service at two City intersections.
- > **Cumulative**—Operation of the proposed project would cumulatively contribute to an increase in delay at two Caltrans intersections and would increase traffic to the I-405 northbound loop ramp, which is currently deficient.

## **2.6 ALTERNATIVES**

As required by CEQA Guidelines Section 15126.6(a) and recent court cases, an EIR must:

Describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives.

Further, CEQA Guidelines Section 15126.6(b) states:

The discussion of alternatives shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly.

Alternatives evaluated in this EIR include the following:

- Alternative 1: No Project/No Build
- Alternative 2: All Commercial
- Alternative 3: Residential Mixed-Use

## **2.7 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Pursuant to CEQA Guidelines Section 15123(b)(1), Table 2-1 (Summary of Environmental Effects and Code Requirements/Mitigation Measures) contains a summary of environmental impacts associated with the proposed project, mitigation measures that would reduce or avoid those effects, and the level of significance of the impacts following the implementation of mitigation measures.

**Table 2-1** Summary of Environmental Effects and Code Requirements/Mitigation Measures

Impacts	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Code Requirements	Level of Significance After Mitigation
<b>Aesthetics</b>			
<b>Impact 4.1-1</b> Implementation of the proposed project would not have an adverse effect on a scenic vista. This impact is considered <i>less than significant</i> .	LTS	No mitigation is required.	LTS
<b>Impact 4.1-2</b> Implementation of the proposed project would not degrade the existing visual character or quality of the site and its surroundings. This impact is considered <i>less than significant</i> .	LTS	No mitigation is required.	LTS
<b>Impact 4.1-3</b> Implementation of the proposed project would introduce new sources of light and glare into the project vicinity. However, these sources would not adversely affect day or nighttime views in the area. This impact is considered <i>less than significant</i> .	LTS	<b>BECSP MM4.1-2</b> Proposed new structures shall be designed to maximize the use of nonreflective façade treatments, such as matte paint or glass coatings. Prior to issuance of building permits for the proposed project, the Applicant shall indicate provision of these materials on the building plans.	LTS
<b>Air Quality</b>			
<b>Impact 4.2-1</b> Implementation of the proposed project would not conflict with or obstruct implementation of the applicable air quality plan. This would be a <i>less than significant</i> impact.	LTS	No mitigation is required.	LTS
<b>Impact 4.2-2</b> Construction activities associated with the proposed project could violate an air quality standard or contribute substantially to an existing or projected air quality violation. This would be a potentially significant impact. Implementation of mitigation measures BECSP MM4.2-1 through BECSP MM4.2-14 would reduce this impact, but not to a less than significant level. Therefore, this would be a <i>significant and unavoidable</i> impact.	PS	<b>BECSP MM4.2-1</b> Project applicants shall require by contract specifications that all diesel-powered equipment used will be retrofitted with after-treatment products (e.g., engine catalysts). Contract specifications shall be included in project construction documents, which shall be reviewed by the City of Huntington Beach prior to issuance of a grading permit. <b>BECSP MM4.2-2</b> Project applicants shall require by contract specifications that all heavy-duty diesel-powered equipment operating and refueling at the project site use low-NOx diesel fuel to the extent that it is readily available and cost effective (up to 125 percent of the cost of California Air Resources Board diesel) in the South Coast Air Basin (this does not apply to diesel-powered trucks traveling to and from the project site). Contract specifications shall be included in project construction documents, which shall be reviewed by the City of Huntington Beach prior to issuance of a grading permit. <b>BECSP MM4.2-3</b> Project applicants shall require by contract specifications that construction equipment engines be maintained in good condition and in proper tune per manufacturer's specification for the duration of construction. Contract specifications shall be included in project construction documents, which shall be reviewed by the City of Huntington Beach prior	SU

Table 2-1

Impact(s)	Summary of Environmental Effects and Code Requirements/Mitigation Measures	Level of Significance Prior to Mitigation	Level of Significance After Mitigation
	<p><b>BECSP MM4.2-4</b> Project applicants shall require by contract specifications that construction operations rely on the electricity infrastructure surrounding the construction site rather than electrical generators powered by internal combustion engines. Contract specifications shall be included in project construction documents, which shall be reviewed by the City of Huntington Beach prior to issuance of a grading permit.</p> <p><b>BECSP MM4.2-5</b> As required by South Coast Air Quality Management District Rule 403—Fugitive Dust, all construction activities that are capable of generating fugitive dust are required to implement dust control measures during each phase of project development to reduce the amount of particulate matter entrained in the ambient air. These measures include the following:</p> <ul style="list-style-type: none"> <li>■ Application of soil stabilizers to inactive construction areas</li> <li>■ Quick replacement of ground cover in disturbed areas</li> <li>■ Watering of exposed surfaces three times daily</li> <li>■ Watering of all unpaved haul roads three times daily</li> <li>■ Covering all stock piles with tarp</li> <li>■ Reduction of vehicle speed on unpaved roads</li> <li>■ Post signs on-site limiting traffic to 15 miles per hour or less</li> <li>■ Sweep streets adjacent to the project site at the end of the day if visible soil material is carried over to adjacent roads</li> <li>■ Cover or have water applied to the exposed surface of all trucks hauling dirt, sand, soil, or other loose materials prior to leaving the site to prevent dust from impacting the surrounding areas</li> <li>■ Install wheel washers where vehicles enter and exit unpaved roads onto paved roads to wash off trucks and any equipment leaving the site each trip</li> </ul> <p><b>BECSP MM4.2-6</b> Project applicants shall require by contract specifications that construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 30 minutes. Diesel-fueled commercial motor vehicles with gross vehicular weight ratings of greater than 10,000 pounds shall be turned off when not in use for more than 5 minutes. Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Huntington Beach.</p> <p><b>BECSP MM4.2-7</b> Project applicants shall require by contract specifications that construction parking be configured to minimize traffic interference during the construction period and,</p>		

ATTACHMENT NO. 2.5

**Table 2-1** Summary of Environmental Effects and Code Requirements/Mitigation Measures

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Code Requirements	Level of Significance After Mitigation
		<p>therefore, reduce idling of traffic. Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Huntington Beach.</p> <p><b>BECSP MM4.2-8</b> Project applicants shall require by contract specifications that temporary traffic controls are provided, such as a flag person, during all phases of construction to facilitate smooth traffic flow. Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Huntington Beach.</p> <p><b>BECSP MM4.2-9</b> Project applicants shall require by contract specifications that construction activities that would affect traffic flow on the arterial system be scheduled to off-peak hours (10:00 AM to 4:00 PM). Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Huntington Beach.</p> <p><b>BECSP MM4.2-10</b> Project applicants shall require by contract specifications that dedicated on-site and off-site left-turn lanes on truck hauling routes be utilized for movement of construction trucks and equipment on site and off site to the extent feasible during construction activities. Contract specifications shall be included in the proposed project construction documents, which shall be approved by the City of Huntington Beach.</p> <p><b>BECSP MM4.2-11</b> Upon issuance of building or grading permits, whichever is issued earlier, notification shall be mailed to owners and occupants of all developed land uses within 300 feet of a project site within the Specific Plan providing a schedule for major construction activities that will occur through the duration of the construction period. In addition, the notification will include the identification and contact number for a community liaison and designated construction manager that would be available on site to monitor construction activities. The construction manager shall be responsible for complying with all project requirements related to PM<sub>10</sub> generation. The construction manager will be located at the on-site construction office during construction hours for the duration of all construction activities. Contract information for the community liaison and construction manager will be located at the construction office, City Hall, the police department, and a sign on site.</p> <p><b>BECSP MM4.2-12</b> Project applicants shall require by contract specifications that the architectural coating (paint and primer) products used would have a VOC rating of 125 grams per liter or less. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed and approved by the City of Huntington Beach.</p> <p><b>BECSP MM4.2-13</b> Project applicants shall require by contract specifications that materials that do not require painting be used during construction to the extent feasible. Contract specifications shall be included in the proposed project construction documents, which shall be reviewed and approved by the City of Huntington Beach.</p> <p><b>BECSP MM4.2-14</b> Project applicants shall require by contract specifications that pre-painted construction materials be used to the extent feasible. Contract specifications shall be included</p>	

Table 2-1

**Summary of Environmental Effects and Code Requirements/Mitigation Measures**

<b>Impact(s)</b>	<b>Level of Significance Prior to Mitigation</b>	<b>Mitigation Measure(s) and/or Code Requirements</b>	<b>Level of Significance After Mitigation</b>	
<b>Impact 4.2-3</b> Operation activities associated with the proposed project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation. This would be a <i>less than significant</i> impact.	LTS	No mitigation is required.  <b>Impact 4.2-4</b> Construction of the proposed project would expose sensitive receptors to substantial pollutant concentrations. This would be a potentially significant impact. However, implementation of mitigation measure Project MM4.2-15, in addition to mitigation measures BECSP MM4.2-1 through BECSP MM4.2-11 would ensure that emissions would not exceed SCAQMD thresholds at sensitive receptor locations. This impact is considered <i>less than significant</i> .	PS  <b>BECSP MM4.2-1 through BECSP MM4.2-11</b> would also apply.  <b>Project MM4.2-15</b> Project applicants shall require by contract specifications that all paving be completed as soon as possible to reduce fugitive dust emissions.	LTS
<b>Impact 4.2-5</b> Operation of the proposed project would increase local traffic volumes above existing conditions, but would not expose sensitive receptors to substantial localized carbon monoxide (CO) concentrations. This impact is considered <i>less than significant</i> .	LTS	No mitigation is required.	LTS	
<b>Impact 4.2-6</b> Construction and operation of the proposed project would not create objectionable odors affecting a substantial number of people. This impact is considered <i>less than significant</i> .	LTS	No mitigation is required.	LTS	
<b>Biological Resources</b>				
<b>Impact 4.3</b> Construction of the proposed project could have a substantial adverse effect, either directly or through habitat modifications, on birds protected under the <i>Migratory Bird Treaty Act</i> . However, with mitigation measures, this impact is considered <i>less than significant</i> .	LTS	<b>BECSP MM4.3-1</b> Nesting avian species protected by the MBTA: a. Prior to any construction or vegetation removal between February 15 and August 31, a nesting bird survey shall be conducted by a qualified biologist of all habitats within 250 feet of the construction area. Surveys shall be conducted no less than 14 days and no more than 30 days prior to commencement of construction activities and surveys will be conducted in accordance with CDFG protocol as applicable. If no active nests are identified on or within 250 feet of the construction site, no further mitigation is necessary. A copy of the pre-construction survey shall be submitted to the City of Huntington Beach.	LTS	

ATTACHMENT 2-1  
2-2  
2-3  
2-4  
2-5  
2-6  
2-7  
2-8  
2-9  
2-10  
2-11  
2-12  
2-13  
2-14  
2-15  
2-16  
2-17  
2-18  
2-19  
2-20  
2-21  
2-22  
2-23  
2-24  
2-25  
2-26  
2-27  
2-28  
2-29  
2-30  
2-31  
2-32  
2-33  
2-34  
2-35  
2-36  
2-37  
2-38  
2-39  
2-40  
2-41  
2-42  
2-43  
2-44  
2-45  
2-46  
2-47  
2-48  
2-49  
2-50  
2-51  
2-52  
2-53  
2-54  
2-55  
2-56  
2-57  
2-58  
2-59  
2-60  
2-61  
2-62  
2-63  
2-64  
2-65  
2-66  
2-67  
2-68  
2-69  
2-70  
2-71  
2-72  
2-73  
2-74  
2-75  
2-76  
2-77  
2-78  
2-79  
2-80  
2-81  
2-82  
2-83  
2-84  
2-85  
2-86  
2-87  
2-88  
2-89  
2-90  
2-91  
2-92  
2-93  
2-94  
2-95  
2-96  
2-97  
2-98  
2-99  
2-100  
2-101  
2-102  
2-103  
2-104  
2-105  
2-106  
2-107  
2-108  
2-109  
2-110  
2-111  
2-112  
2-113  
2-114  
2-115  
2-116  
2-117  
2-118  
2-119  
2-120  
2-121  
2-122  
2-123  
2-124  
2-125  
2-126  
2-127  
2-128  
2-129  
2-130  
2-131  
2-132  
2-133  
2-134  
2-135  
2-136  
2-137  
2-138  
2-139  
2-140  
2-141  
2-142  
2-143  
2-144  
2-145  
2-146  
2-147  
2-148  
2-149  
2-150  
2-151  
2-152  
2-153  
2-154  
2-155  
2-156  
2-157  
2-158  
2-159  
2-160  
2-161  
2-162  
2-163  
2-164  
2-165  
2-166  
2-167  
2-168  
2-169  
2-170  
2-171  
2-172  
2-173  
2-174  
2-175  
2-176  
2-177  
2-178  
2-179  
2-180  
2-181  
2-182  
2-183  
2-184  
2-185  
2-186  
2-187  
2-188  
2-189  
2-190  
2-191  
2-192  
2-193  
2-194  
2-195  
2-196  
2-197  
2-198  
2-199  
2-200  
2-201  
2-202  
2-203  
2-204  
2-205  
2-206  
2-207  
2-208  
2-209  
2-210  
2-211  
2-212  
2-213  
2-214  
2-215  
2-216  
2-217  
2-218  
2-219  
2-220  
2-221  
2-222  
2-223  
2-224  
2-225  
2-226  
2-227  
2-228  
2-229  
2-230  
2-231  
2-232  
2-233  
2-234  
2-235  
2-236  
2-237  
2-238  
2-239  
2-240  
2-241  
2-242  
2-243  
2-244  
2-245  
2-246  
2-247  
2-248  
2-249  
2-250  
2-251  
2-252  
2-253  
2-254  
2-255  
2-256  
2-257  
2-258  
2-259  
2-260  
2-261  
2-262  
2-263  
2-264  
2-265  
2-266  
2-267  
2-268  
2-269  
2-270  
2-271  
2-272  
2-273  
2-274  
2-275  
2-276  
2-277  
2-278  
2-279  
2-280  
2-281  
2-282  
2-283  
2-284  
2-285  
2-286  
2-287  
2-288  
2-289  
2-290  
2-291  
2-292  
2-293  
2-294  
2-295  
2-296  
2-297  
2-298  
2-299  
2-300  
2-301  
2-302  
2-303  
2-304  
2-305  
2-306  
2-307  
2-308  
2-309  
2-310  
2-311  
2-312  
2-313  
2-314  
2-315  
2-316  
2-317  
2-318  
2-319  
2-320  
2-321  
2-322  
2-323  
2-324  
2-325  
2-326  
2-327  
2-328  
2-329  
2-330  
2-331  
2-332  
2-333  
2-334  
2-335  
2-336  
2-337  
2-338  
2-339  
2-340  
2-341  
2-342  
2-343  
2-344  
2-345  
2-346  
2-347  
2-348  
2-349  
2-350  
2-351  
2-352  
2-353  
2-354  
2-355  
2-356  
2-357  
2-358  
2-359  
2-360  
2-361  
2-362  
2-363  
2-364  
2-365  
2-366  
2-367  
2-368  
2-369  
2-370  
2-371  
2-372  
2-373  
2-374  
2-375  
2-376  
2-377  
2-378  
2-379  
2-380  
2-381  
2-382  
2-383  
2-384  
2-385  
2-386  
2-387  
2-388  
2-389  
2-390  
2-391  
2-392  
2-393  
2-394  
2-395  
2-396  
2-397  
2-398  
2-399  
2-400  
2-401  
2-402  
2-403  
2-404  
2-405  
2-406  
2-407  
2-408  
2-409  
2-410  
2-411  
2-412  
2-413  
2-414  
2-415  
2-416  
2-417  
2-418  
2-419  
2-420  
2-421  
2-422  
2-423  
2-424  
2-425  
2-426  
2-427  
2-428  
2-429  
2-430  
2-431  
2-432  
2-433  
2-434  
2-435  
2-436  
2-437  
2-438  
2-439  
2-440  
2-441  
2-442  
2-443  
2-444  
2-445  
2-446  
2-447  
2-448  
2-449  
2-450  
2-451  
2-452  
2-453  
2-454  
2-455  
2-456  
2-457  
2-458  
2-459  
2-460  
2-461  
2-462  
2-463  
2-464  
2-465  
2-466  
2-467  
2-468  
2-469  
2-470  
2-471  
2-472  
2-473  
2-474  
2-475  
2-476  
2-477  
2-478  
2-479  
2-480  
2-481  
2-482  
2-483  
2-484  
2-485  
2-486  
2-487  
2-488  
2-489  
2-490  
2-491  
2-492  
2-493  
2-494  
2-495  
2-496  
2-497  
2-498  
2-499  
2-500  
2-501  
2-502  
2-503  
2-504  
2-505  
2-506  
2-507  
2-508  
2-509  
2-510  
2-511  
2-512  
2-513  
2-514  
2-515  
2-516  
2-517  
2-518  
2-519  
2-520  
2-521  
2-522  
2-523  
2-524  
2-525  
2-526  
2-527  
2-528  
2-529  
2-530  
2-531  
2-532  
2-533  
2-534  
2-535  
2-536  
2-537  
2-538  
2-539  
2-540  
2-541  
2-542  
2-543  
2-544  
2-545  
2-546  
2-547  
2-548  
2-549  
2-550  
2-551  
2-552  
2-553  
2-554  
2-555  
2-556  
2-557  
2-558  
2-559  
2-560  
2-561  
2-562  
2-563  
2-564  
2-565  
2-566  
2-567  
2-568  
2-569  
2-570  
2-571  
2-572  
2-573  
2-574  
2-575  
2-576  
2-577  
2-578  
2-579  
2-580  
2-581  
2-582  
2-583  
2-584  
2-585  
2-586  
2-587  
2-588  
2-589  
2-590  
2-591  
2-592  
2-593  
2-594  
2-595  
2-596  
2-597  
2-598  
2-599  
2-600  
2-601  
2-602  
2-603  
2-604  
2-605  
2-606  
2-607  
2-608  
2-609  
2-610  
2-611  
2-612  
2-613  
2-614  
2-615  
2-616  
2-617  
2-618  
2-619  
2-620  
2-621  
2-622  
2-623  
2-624  
2-625  
2-626  
2-627  
2-628  
2-629  
2-630  
2-631  
2-632  
2-633  
2-634  
2-635  
2-636  
2-637  
2-638  
2-639  
2-640  
2-641  
2-642  
2-643  
2-644  
2-645  
2-646  
2-647  
2-648  
2-649  
2-650  
2-651  
2-652  
2-653  
2-654  
2-655  
2-656  
2-657  
2-658  
2-659  
2-660  
2-661  
2-662  
2-663  
2-664  
2-665  
2-666  
2-667  
2-668  
2-669  
2-670  
2-671  
2-672  
2-673  
2-674  
2-675  
2-676  
2-677  
2-678  
2-679  
2-680  
2-681  
2-682  
2-683  
2-684  
2-685  
2-686  
2-687  
2-688  
2-689  
2-690  
2-691  
2-692  
2-693  
2-694  
2-695  
2-696  
2-697  
2-698  
2-699  
2-700  
2-701  
2-702  
2-703  
2-704  
2-705  
2-706  
2-707  
2-708  
2-709  
2-710  
2-711  
2-712  
2-713  
2-714  
2-715  
2-716  
2-717  
2-718  
2-719  
2-720  
2-721  
2-722  
2-723  
2-724  
2-725  
2-726  
2-727  
2-728  
2-729  
2-730  
2-731  
2-732  
2-733  
2-734  
2-735  
2-736  
2-737  
2-738  
2-739  
2-740  
2-741  
2-742  
2-743  
2-744  
2-745  
2-746  
2-747  
2-748  
2-749  
2-750  
2-751  
2-752  
2-753  
2-754  
2-755  
2-756  
2-757  
2-758  
2-759  
2-760  
2-761  
2-762  
2-763  
2-764  
2-765  
2-766  
2-767  
2-768  
2-769  
2-770  
2-771  
2-772  
2-773  
2-774  
2-775  
2-776  
2-777  
2-778  
2-779  
2-780  
2-781  
2-782  
2-783  
2-784  
2-785  
2-786  
2-787  
2-788  
2-789  
2-790  
2-791  
2-792  
2-793  
2-794  
2-795  
2-796  
2-797  
2-798  
2-799  
2-800  
2-801  
2-802  
2-803  
2-804  
2-805  
2-806  
2-807  
2-808  
2-809  
2-810  
2-811  
2-812  
2-813  
2-814  
2-815  
2-816  
2-817  
2-818  
2-819  
2-820  
2-821  
2-822  
2-823  
2-824  
2-825  
2-826  
2-827  
2-828  
2-829  
2-830  
2-831  
2-832  
2-833  
2-834  
2-835  
2-836  
2-837  
2-838  
2-839  
2-840  
2-841  
2-842  
2-843  
2-844  
2-845  
2-846  
2-847  
2-848  
2-849  
2-850  
2-851  
2-852  
2-853  
2-854  
2-855  
2-856  
2-857  
2-858  
2-859  
2-860  
2-861  
2-862  
2-863  
2-864  
2-865  
2-866  
2-867  
2-868  
2-869  
2-870  
2-871  
2-872  
2-873  
2-874  
2-875  
2-876  
2-877  
2-878  
2-879  
2-880  
2-881  
2-882  
2-883  
2-884  
2-885  
2-886  
2-887  
2-888  
2-889  
2-890  
2-891  
2-892  
2-893  
2-894  
2-895  
2-896  
2-897  
2-898  
2-899  
2-900  
2-901  
2-902  
2-903  
2-904  
2-905  
2-906  
2-907  
2-908  
2-909  
2-910  
2-911  
2-912  
2-913  
2-914  
2-915  
2-916  
2-917  
2-918  
2-919  
2-920  
2-921  
2-922  
2-923  
2-924  
2-925  
2-926  
2-927  
2-928  
2-929  
2-930  
2-931  
2-932  
2-933  
2-934  
2-935  
2-936  
2-937  
2-938  
2-939  
2-940  
2-941  
2-942  
2-943  
2-944  
2-945  
2-946  
2-947  
2-948  
2-949  
2-950  
2-951  
2-952  
2-953  
2-954  
2-955  
2-956  
2-957  
2-958  
2-959  
2-960  
2-961  
2-962  
2-963  
2-964  
2-965  
2-966  
2-967  
2-968  
2-969  
2-970  
2-971  
2-972  
2-973  
2-974  
2-975  
2-976  
2-977  
2-978  
2-979  
2-980  
2-981  
2-982  
2-983  
2-984  
2-985  
2-986  
2-987  
2-988  
2-989  
2-990  
2-991  
2-992  
2-993  
2-994  
2-995  
2-996  
2-997  
2-998  
2-999  
2-1000  
2-1001  
2-1002  
2-1003  
2-1004  
2-1005  
2-1006  
2-1007  
2-1008  
2-1009  
2-1010  
2-1011  
2-1012  
2-1013  
2-1014  
2-1015  
2-1016  
2-1017  
2-1018  
2-1019  
2-1020  
2-1021  
2-1022  
2-1023  
2-1024  
2-1025  
2-1026  
2-1027  
2-1028  
2-1029  
2-1030  
2-1031  
2-1032  
2-1033  
2-1034  
2-1035  
2-1036  
2-1037  
2-1038  
2-1039  
2-1040  
2-1041  
2-1042  
2-1043  
2-1044  
2-1045  
2-1046  
2-1047  
2-1048  
2-1049  
2-1050  
2-1051  
2-1052  
2-1053  
2-1054  
2-1055  
2-1056  
2-1057  
2-1058  
2-1059  
2-1060  
2-1061  
2-1062  
2-1063  
2-1064  
2-1065  
2-1066  
2-1067  
2-1068  
2-1069  
2-1070  
2-1071  
2-1072  
2-1073  
2-1074  
2-1075  
2-1076  
2-1077  
2-1078  
2-1079  
2-1080  
2-1081  
2-1082  
2-1083  
2-1084  
2-1085  
2-1086  
2-1087  
2-1088  
2-1089  
2-1090  
2-1091  
2-1092  
2-1093  
2-1094  
2-1095  
2-1096  
2-1097  
2-1098  
2-1099  
2-1100  
2-1101  
2-1102  
2-1103  
2-1104  
2-1105  
2-1106  
2-1107  
2-1108  
2-1109  
2-1110  
2-1111  
2-1112  
2-1113  
2-1114  
2-1115  
2-1116  
2-1117  
2-1118  
2-1119  
2-1120  
2-1121  
2-1122  
2-1123  
2-1124  
2-1125  
2-1126  
2-1127  
2-1128  
2-1129  
2-1130  
2-1131  
2-1132  
2-1133  
2-1134  
2-1135  
2-1136  
2-1137  
2-1138  
2-1139  
2-1140  
2-1141  
2-1142  
2-1143  
2-1144  
2-1145  
2-1146  
2-1147  
2-1148  
2-1149  
2-1150  
2-1151  
2-1152  
2-1153  
2-1154  
2-1155  
2-1156  
2-1157  
2-1158  
2-1159  
2-1160  
2-1161  
2-1162  
2-1163  
2-1164  
2-1165  
2-1166  
2-1167  
2-1168  
2-1169  
2-1170  
2-1171  
2-1172  
2-1173  
2-1174  
2-1175  
2-1176  
2-1177  
2-1178  
2-1179  
2-1180  
2-1181  
2-1182  
2-1183  
2-1184  
2-1185  
2-1186  
2-1187  
2-1188  
2-1189  
2-1190  
2-1191  
2-1192  
2-1193  
2-1194  
2-1195  
2-1196  
2-1197  
2-1198  
2-1199  
2-1200  
2-1201  
2-1202  
2-1203  
2-1204  
2-1205  
2-1206  
2-1207  
2-1208  
2-1209  
2-1210  
2-1211  
2-1212  
2-1213  
2-1214  
2-1215  
2-1216  
2-1217  
2-1218  
2-1219  
2-1220  
2-1221  
2-1222  
2-1223  
2-1224  
2-1225  
2-1226  
2-1227  
2-1228  
2-1229  
2-1230  
2-1231  
2-1232  
2-1233  
2-1234  
2-1235  
2-1236  
2-1237  
2-1238  
2-1239  
2-1240  
2-1241  
2-1242  
2-1243  
2-1244  
2-1245  
2-1246  
2-1247  
2-1248  
2-1249  
2-1250  
2-1251  
2-1252  
2-1253  
2-1254  
2-1255  
2-1256  
2-1257  
2-1258  
2-1259  
2-1260  
2-1261  
2-1262  
2-1263  
2-1264  
2-1265  
2-1266  
2-1267  
2-1268  
2-1269  
2-1270  
2-1271  
2-1272  
2-1273  
2-1274  
2-1275  
2-1276  
2-1277  
2-1278  
2-1279  
2-1280  
2-1281  
2-1282  
2-1283  
2-1284  
2-1285  
2-1286  
2-1287  
2-1288  
2-1289  
2-1290  
2-1291  
2-1292  
2-1293  
2-1294  
2-1295  
2-1296  
2-1297  
2-1298  
2-1299  
2-1300  
2-1301  
2-1302  
2-1303  
2-1304  
2-1305  
2-1306  
2-1307  
2-1308  
2-1309  
2-1310  
2-1311  
2-1312  
2-1313  
2-1314  
2-1315  
2-1316  
2-1317  
2-1318  
2-1319  
2-1320  
2-1321  
2-1322  
2-1323  
2-1324  
2-1325  
2-1326  
2-1327  
2-1328  
2-1329  
2-1330  
2-1331  
2-1332  
2-1333  
2-1334  
2-1335  
2-1336  
2-1337  
2-1338  
2-1339  
2-1340  
2-1341  
2-1342  
2-1343  
2-1344  
2-1345  
2-1346  
2-1347  
2-1348  
2-1349  
2-1350  
2-1351  
2-1352  
2-1353  
2-1354  
2-1355  
2-1356  
2-1357  
2-1358  
2-1359  
2-1360  
2-1361  
2-1362  
2-1363  
2-1364  
2-1365  
2-1366  
2-1367  
2-1368  
2-1369  
2-1370  
2-1371  
2-1372  
2-1373  
2-1374  
2-1375  
2-1376  
2-1377  
2-1378  
2-1379  
2-1380  
2-1381  
2-1382  
2-1383  
2-1384  
2-1385  
2-1386  
2-1387  
2-1388  
2-1389  
2-1390  
2-1391  
2-1392  
2-1393  
2-1394  
2-1395  
2-1396  
2-1397  
2-1398  
2-1399  
2-1400  
2-1401  
2-1402  
2-1403  
2-1404  
2-1405  
2-1406  
2-1407  
2-1408  
2-1409  
2-1410  
2-1411<br

**Table 2-1** Summary of Environmental Effects and Code Requirements/Mitigation Measures

Impacts	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Code Requirements	Level of Significance After Mitigation
<p><b>Cultural and Paleontological Resources</b></p> <p><b>Impact 4.4</b> Implementation of the proposed project could cause a substantial adverse change in the significance of a historic resource due to the age of existing buildings on the project. However, with mitigation, this impact is considered less than significant.</p>	<p>PS</p> <p>If an active nest of a MBTA protected species is identified on site (per established thresholds) a 100-foot no-work buffer shall be maintained between the nest and construction activity. This buffer can be reduced in consultation with CDFG and/or USFWS. Completion of the nesting cycle shall be determined by qualified ornithologist or biologist.</p> <p>b. Completion of the nesting cycle shall be determined by qualified ornithologist or biologist.</p>	<p><b>BECSP MM4.4-1</b> Prior to development activities that would demolish or otherwise physically affect buildings or structures 45 years old or older or affect their historic setting, the project applicant shall retain a cultural resource professional who meets the Secretary of the Interior's Professional Qualifications Standards for Architectural History to determine if the project would cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 of the CEQA Guidelines. The investigation shall include, as determined appropriate by the cultural resource professional and the City of Huntington Beach, the appropriate archival research, including, if necessary, an updated records search of the South Central Coastal Information Center (SCCIC) of the California Historical Resources Information System and a pedestrian survey of the proposed development area to determine if any significant historic-period resources would be adversely affected by the proposed development. The results of the investigation shall be documented in a technical report or memorandum that identifies and evaluates any historical resources within the development area and includes recommendations and methods for eliminating or reducing impacts on historical resources. The technical report or memorandum shall be submitted to the City of Huntington Beach for approval. As determined necessary by the City, environmental documentation (e.g., CEQA documentation) prepared for future development within the project site shall reference or incorporate the findings and recommendations of the technical report or memorandum. The project applicant shall be responsible for implementing methods for eliminating or reducing impacts on historical resources identified in the technical report or memorandum.</p>	<p>LTS</p>
<p><b>Impact 4.4</b> Construction activities associated with implementation of the proposed project could cause a substantial adverse change to an archeological resource pursuant to Section 15064.5 of the CEQA Guidelines. However, with mitigation, this impact is considered less than significant.</p>	<p>LTS</p>	<p><b>BECSP MM4.4-2(b)</b> If evidence of an archaeological site or other suspected historical resource as defined by CEQA Guidelines Section 15064.5, including darkened soil representing past human activity ("midden"), that could conceal material remains (e.g., worked stone, fired clay vessels, faunal bone, hearths, storage pits, or burials) are discovered during any project-related earth-disturbing activities (including projects that would not encounter undisturbed soils), all earth-disturbing activity within 100 feet of the find shall be halted and the City of Huntington Beach shall be notified. The project applicant shall retain an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards</p>	<p>LTS</p>

Table 2-1

## Summary of Environmental Effects and Code Requirements/Mitigation Measures

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Code Requirements	Level of Significance After Mitigation
<b>Impact 4.4</b> Construction activities associated with implementation of the proposed project could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. However, with mitigation measures, this impact is considered <i>less than significant</i> .	for Archaeology to assess the significance of the find. Impacts to any significant resources shall be mitigated to a less than significant level through data recovery or other methods determined adequate by the archaeologist and that are consistent with the Secretary of the Interior's Standards for Archaeological Documentation. Any identified cultural resources shall be recorded on the appropriate DPR 523 (A-L) form and filed with the appropriate Information Center.		LTS
	BECSP MM4.4-3(b) Should paleontological resources (i.e., fossil remains) be identified at a particular site during project construction, the construction foreman shall cease construction within 100 feet of the find until a qualified professional can provide an evaluation. Mitigation of resource impacts shall be implemented and funded by the project applicant and shall be conducted as follows:	<ol style="list-style-type: none"> <li>1. Identify and evaluate paleontological resources by intense field survey where impacts are considered high</li> <li>2. Assess effects on identified sites</li> <li>3. Consult with the institutional/academic paleontologists conducting research investigations within the geological formations that are slated to be impacted</li> <li>4. Obtain comments from the researchers</li> <li>5. Comply with researchers' recommendations to address any significant adverse effects where determined by the City to be feasible</li> </ol> <p>In considering any suggested mitigation proposed by the consulting paleontologist, the City of Huntington Beach staff shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, applicable policies and land use assumptions, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation for paleontological resources is carried out.</p>	LTS

ATTACHMENT NO. 2.9

**Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures**

<b>Impact(s)</b>	<b>Level of Significance Prior to Mitigation</b>	<b>Mitigation Measure(s) and/or Code Requirements</b>	<b>Level of Significance After Mitigation</b>
<b>Geology and Soils</b>			
<b>Impact 4.5</b> Development of the proposed project could expose people and/or structures to potentially substantial adverse effects, including the risk of loss, injury, or death, involving strong seismic groundshaking and/or seismic-related ground failure, including liquefaction. Although seismic groundshaking would occur during major earthquakes, with compliance with applicable State and City regulations and implementation of mitigation measures, this impact is considered <i>less than significant</i> .	LTS	<b>BECSP MM4.5-1</b> Future development in the Beach Boulevard and Edinger Avenue Corridors Specific Plan area shall prepare a grading plan to contain the recommendations of the final soils and geotechnical report. These recommendations shall be implemented in the design of the project, including but not limited to measures associated with site preparation, fill placement, temporary shoring and permanent dewatering, groundwater seismic design features, excavation stability, foundations, soil stabilization, establishment of deep foundations, concrete slabs and pavements, surface drainage, cement type and corrosion measures, erosion control, shoring and internal bracing, and plan review.	LTS
<b>Impact 4.5</b> Construction and operation of the proposed project could result in substantial soil erosion, loss of top soil, changes in topography or unstable soil conditions. However, with compliance with slope stability, soil stability, and seismic-resistant design standards for structures proposed for human occupancy required by the City of Huntington Beach General Plan, Building Code, and Grading and Excavation Code and implementation of code requirements and mitigation measures, this impact is considered <i>less than significant</i> .	LTS	<b>BECSP MM4.5-1</b> would also apply. <b>BECSP CR4.5-1</b> A California-licensed Civil Engineer (Geotechnical) shall prepare and submit to the City a detailed soils and geotechnical analysis with the first submittal of a grading plan for future development. This analysis shall include Phase II Environmental soil sampling and laboratory testing of materials to provide detailed recommendations for grading, chemical and fill properties, liquefaction, and landscaping.	LTS
<b>Impact 4.5</b> The proposed project could be located on expansive soil. However, with compliance with soil stability standards required by the City of Huntington Beach General Plan, Building Code, and Grading and Excavation Code, and implementation of code requirements and mitigation measures, this impact is considered <i>less than significant</i> .	LTS	<b>BECSP CR4.5-1</b> and <b>BECSP MM4.5-1</b> would also apply.	LTS
<b>Hazards and Hazardous Materials</b>			
<b>Impact 4.6</b> Implementation of the proposed project could create a potential significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. However, with implementation of mitigation, this impact is considered <i>less</i>	LTS	<b>BECSP MM4.6-1</b> Prior to the issuance of grading permits on any project site, the site developer(s) shall: <ul style="list-style-type: none"><li>■ Investigate the project site to determine whether it or immediately adjacent areas have a record of hazardous material contamination via the preparation of a preliminary environmental site assessment (ESA), which shall be submitted to the City for review. If contamination is found the report shall characterize the site according to the nature and</li></ul>	LTS

ATTACHMENT

2.10

**Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures**

Impact(s) <i>(then significant)</i>	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Code Requirements	Level of Significance After Mitigation
<p>If contamination is determined to be on site, the City, in accordance with appropriate regulatory agencies, shall determine the need for further investigation and/or remediation of the soils conditions on the contaminated site. If further investigation or remediation is required, it shall be the responsibility of the site developer(s) to complete such investigation and/or remediation prior to construction of the project.</p> <p>If remediation is required as identified by the local oversight agency, it shall be accomplished in a manner that reduces risk to below applicable standards and shall be completed prior to issuance of any occupancy permits.</p> <p>Closure reports or other reports acceptable to the Huntington Beach Fire Department that document the successful completion of required remediation activities, if any, for contaminated soils, in accordance with City Specification 431-92, shall be submitted and approved by the Huntington Beach Fire Department prior to the issuance of grading permits for site development. No construction shall occur in the affected area until reports have been accepted by the City.</p> <p><b>BECSP MMA4.6-2</b> In the event that previously unknown or unidentified soil and/or groundwater contamination that could present a threat to human health or the environment is encountered during construction of the proposed project, construction activities in the immediate vicinity of the contamination shall cease immediately. If contamination is encountered, a Risk Management Plan shall be prepared and implemented that (1) identifies the contaminants of concern and the potential risk each contaminant would pose to human health and the environment during construction and post-development and (2) describes measures to be taken to protect workers, and the public from exposure to potential site hazards. Such measures could include a range of options, including, but not limited to, physical site controls during construction, remediation, long-term monitoring, post-development maintenance or access limitations, or some combination thereof. Depending on the nature of contamination, if any, appropriate agencies shall be notified (e.g., City of Huntington Beach Fire Department). If needed, a Site Health and Safety Plan that meets Occupational Safety and Health Administration requirements shall be prepared and in place prior to commencement of work in any contaminated area.</p> <p><b>BECSP MMA4.6-3</b> Prior to the issuance of grading permits, future development in the Specific Plan shall comply with Hbfd City Specification No. 429, Methane District Building Permit Requirements. A plan for the testing of soils for the presence of methane gas shall be prepared and submitted by the Applicant to the Hbfd for review and approval, prior to the commencement of sampling. If significant levels of methane gas are discovered in the soil on the future development project site, the Applicant's grading, building and methane plans shall</p>			

ATTACHMENT 2.11

**Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures**

<b>Impact(s)</b>	<b>Level of Significance Prior to Mitigation</b>	<b>Mitigation Measure(s) and/or Code Requirements</b>	<b>Level of Significance After Mitigation</b>
		<p>reference that a subslab methane barrier and vent system will be installed at the project site per City Specification No. 429, prior to plan approval. If required by the HBD, additional methane mitigation measures to reduce the level of methane gas to acceptable levels shall be implemented.</p> <p><b>BECSP MM4.6.4</b> To ensure adequate access for emergency vehicles when construction activities would result in temporary lane or roadway closures, the developer shall consult with the City of Huntington Beach Police and Fire Departments to disclose temporary lane or roadway closures and alternative travel routes. The developer shall be required to keep a minimum of one lane in each direction free from encumbrances at all times on perimeter streets accessing the project site. At any time only a single lane is available, the developer shall provide a temporary traffic signal, signal carriers (i.e., flagpersons), or other appropriate traffic controls to allow travel in both directions. If construction activities require the complete closure of a roadway segment, the developer shall coordinate with the City of Huntington Beach Police and Fire Departments to designate proper detour routes and signage indicating alternative routes.</p>	
<b>Hydrology and Water Quality</b>	LTS	<p><b>Impact 4.7</b> Construction and operation of the proposed project could increase stormwater runoff and alter existing land use such that stormwater pollutant loads or concentrations, including erosion and sediment, are increased. These processes could result in a violation of waste discharge requirements or water quality standards and provide substantial additional sources of polluted runoff. Additionally, increases in stormwater runoff could potentially exceed the capacity of existing or planned stormwater drainage systems, and cause on- or off-site flooding. However, with implementation of mitigation measures, this impact is considered less than significant.</p>	<p><b>BECSP MM4.7-1</b> City of Huntington Beach shall require Applicants for new development and significant redevelopment projects within the Specific Plan area, including the proposed project, to prepare a project Water Quality Management Plan (WQMP) in accordance with the DAMP requirements and measures described below and with all current adopted permits. The WQMP shall be prepared by a Licensed Civil Engineer and submitted for review and acceptance prior to issuance of a Precise Grading or Building permit.</p> <p>BMPs in the WQMP shall be designed in accordance with the Municipal NPDES Permit, Model WQMP, Technical Guidance Documents, DAMP, and City of Huntington Beach LIP. As noted in the Specific Plan, all development projects shall include site design and source control BMPs in the project WQMP. Additionally, new development or significant redevelopment projects and priority projects shall include LID principles to reduce runoff to a level consistent with the maximum extent practicable and treatment control BMPs in the WQMP.</p> <p>If permanent dewatering is required and allowed by the City, the developer shall submit an application to RWQCB and follow the procedures as stated in Order No R8-2009-0003. The Applicant shall include a description of the dewatering technique, discharge location, discharge quantities, chemical characteristics of discharged water, operations and maintenance plan, and WDID number for proof of coverage under the De Minimus Threat General Permit or copy of the individual WDR in the WQMP. Additionally, the WQMP shall</p>

ATTACHMENT

2-12

## **Summary of Environmental Effects and Code Requirements/Mitigation Measures**

Table 2-1 Summary of Environmental Effects and Code Requirements/Mitigation Measures			
Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Code Requirements	Level of Significance After Mitigation
		<p>Incorporate any additional BMPs as required by the City Public Works Department.</p> <p>The WQMP shall include the following additional requirements:</p> <p><u>Project and Site Characterization Requirements</u></p> <ul style="list-style-type: none"> <li>■ Entitlement Application numbers and site address shall be included on the title sheet of the WQMP</li> <li>■ In the project description section, explain whether proposed use includes on-site food preparation, eating areas (if not please state), outdoor activities to be expected, vehicle maintenance, service, washing cleaning (if prohibited on site, please state)</li> <li>■ All potential pollutants of concern for the proposed project land use type as per Table 7.II-1 of the Orange County Model Water Quality Management Plan shall be identified</li> <li>■ A narrative describing how all potential pollutants of concern will be addressed through the implementation of BMPs and describing how site design BMP concepts will be considered and incorporated into the project design shall be included</li> <li>■ Existing soil types and estimated percentages of perviousness for existing and proposed conditions shall be identified</li> <li>■ In Section I of the WQMP, state verbatim the Development Requirements from the Planning Department's letter to the Applicant</li> <li>■ A site plan showing the location of the selected treatment control BMPs and drainage areas shall be included in the WQMP</li> <li>■ A Geotechnical Report shall be submitted to address site conditions for determination of infiltration limitations and other pertinent characteristics.</li> </ul> <p><u>Project-Based Treatment Control BMPs</u></p> <ul style="list-style-type: none"> <li>■ Infiltration-type BMPs shall not be used unless the Geotechnical Report states otherwise.</li> <li>■ Depth to seasonal high groundwater is determined to provide at least a 10-foot clearance between the bottom of the BMP and top of the water table.</li> <li>■ Wet swales and grassed channels shall not be used because of the slow infiltration rates of project site soils, the potentially shallow depth to groundwater, and water conservation needs</li> <li>■ If proprietary Structural Treatment Control devices are used, they shall be sited and designed in compliance with the manufacturers design criteria</li> <li>■ Surface exposed treatment control BMPs shall be selected such that standing water drains or evaporates within 24 hours or as required by the County's vector control</li> <li>■ Excess stormwater runoff shall bypass the treatment control BMPs unless they are</li> </ul>	

ATTACHMENT NO. 2-13

**Table 2-1** Summary of Environmental Effects and Code Requirements/Mitigation Measures

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Code Requirements	Level of Significance After Mitigation
<p>designed to handle the flow rate or volume from a 100-year storm event without reducing effectiveness. Effectiveness of any treatment control BMP for removing the pollutants of concern shall be documented via analytical models or existing studies on effectiveness.</p> <ul style="list-style-type: none"> <li>■ The project WQMP shall incorporate water efficient landscaping using drought tolerant, native plants in accordance with Landscape and Irrigation Plans as set forth by the Applicant (see below)</li> <li>■ Pet waste stations (stations that provide waste pick-up bags and a convenient disposal container protected from precipitation) shall be provided and maintained</li> <li>■ Building materials shall minimize exposure of bare metals to stormwater. Copper or Zinc roofing materials, including downspouts, shall be prohibited. Bare metal surfaces shall be painted with non-lead-containing paint</li> </ul> <p>The following BMPs shall not be used because they have not been shown to be effective in many situations. Therefore, unless sufficient objective studies and review are available and supplied with the WQMP to correctly size devices and to document expected pollutant removal rates the WQMP shall not include:</p> <ul style="list-style-type: none"> <li>■ Hydrodynamic separator type devices as a BMP for removing any pollutant except trash and gross particulates</li> <li>■ Oil and Grit separators</li> </ul> <p>Any Applicant proposing development in the Specific Plan Area is encouraged to consider the following BMPs:</p> <ul style="list-style-type: none"> <li>■ Sand filters or other filters (including media filters) for rooftop runoff</li> <li>■ Dry swales. A dry swale treatment system could be used if sufficient area, slope gradient, and length of swale could be incorporated into the project design. Dry swales could remove substantial amounts of nutrients, suspended solids, metals, and petroleum hydrocarbons</li> <li>■ Other proprietary treatment devices (if supporting documentation is provided)</li> </ul> <p><b>Nonstructural BMPs</b></p> <p>The WQMP shall include the following operations and maintenance BMPs under the management of an applicant or property manager, where applicable. The Applicant shall fund and implement an operational and maintenance program that includes the following:</p> <ul style="list-style-type: none"> <li>■ The Applicant shall dictate minimum landscape maintenance standards and tree trimming requirements for the total project site. Landscape maintenance shall be performed by a qualified landscape maintenance company or individual in accordance with a Chemical Management Plan detailing chemical application methods, chemical handling procedures,</li> </ul>			

ATTACHMENT NO. 2.14

**Table 2-1****Summary of Environmental Effects and Code Requirements/Mitigation Measures**

<b>Impact(s)</b>	<b>Level of Significance Prior to Mitigation</b>	<b>Mitigation Measure(s) and/or Code Requirements</b>	<b>Level of Significance After Mitigation</b>
		<p>and worker training. Pesticide application shall be performed by a certified applicator. No chemicals shall be stored on-site unless in a covered and contained area and in accordance with an approved Materials Management Plan. Application rates shall not exceed labeled rates for pesticides, and shall not exceed soil test rates for nutrients. Slow release fertilizers shall be used to prevent excessive nutrients in stormwater or irrigation runoff.</p> <ul style="list-style-type: none"> <li>■ The Applicant or property manager shall have the power and duty to establish, oversee, guide, and require proper maintenance and tree trimming procedures per the ANSI A-300 Standards as established by the International Society of Arborist. The Applicant or property manager shall require that all trees be trimmed by or under the direct observation/direction of a licensed/certified Arborist for the entire area. The Applicant shall establish minimum standards for maintenance for the total community, and establish enforcement thereof for the total community. The property manager shall rectify problems arising from incorrect tree trimming, chemical applications, and other maintenance within the total community.</li> <li>■ Landscape irrigation shall be performed in accordance with an Irrigation Management Plan to minimize excess irrigation contributing to dry- and wet-weather runoff. Automated sprinklers shall be used and be inspected at least quarterly and adjusted yearly to minimize potential excess irrigation flows. Landscape irrigation maintenance shall be performed in accordance with the approved irrigation plans, the City Water Ordinance and per the City Arboricultural and Landscape Standards and Specifications.</li> <li>■ Proprietary stormwater treatment systems maintenance shall be in accordance with the manufacturer's recommendations. If a nonproprietary treatment system is used, maintenance shall be in accordance with standard practices as identified in the current CASQA (2003) handbooks, operations and maintenance procedures outlined in the approved WQMP, City BMP guidelines, or other City-accepted guidance.</li> <li>■ Signage, enforcement of pet waste controls, and public education would improve use and compliance, and therefore, effectiveness of the program, and reduce the potential for hazardous materials and other pollution in stormwater runoff. The Applicant shall prepare and install appropriate signage, disseminate information to residents and retail businesses, and include pet waste controls (e.g., requirements for pet waste cleanup, pet activity area restrictions, pet waste disposal restrictions) in the any agreement, tenant lease (regarding rental property) or Conditions, Covenants, and Restrictions (regarding for-sale property).</li> <li>■ Street sweeping shall be performed at an adequate frequency to prevent build up of pollutants (see <a href="http://www.flwa.dot.gov/environment/ultraurb/wumb3p7.htm">http://www.flwa.dot.gov/environment/ultraurb/wumb3p7.htm</a> / for street</li> </ul>	

ATTACHMENT 2-1 NO. 2.15

**Table 2-1** Summary of Environmental Effects and Code Requirements/Mitigation Measures

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Code Requirements	Level of Significance After Mitigation
<p><b>Sweeping effectiveness.</b></p> <ul style="list-style-type: none"> <li>■ The Applicant shall develop a maintenance plan for BMPs and facilities identifying responsible parties and maintenance schedules and appropriate BMPs to minimize discharges of contaminants to storm drain systems during maintenance operations.</li> <li>■ Reporting requirements: the Applicant or property manager shall prepare an annual report and submit the annual report to the City of Huntington Beach documenting the BMPs operations and maintenance conducted that year. The annual report shall also address the potential system deficiencies and corrective actions taken or planned.</li> </ul> <p><b>Site Design BMPs</b></p> <p>Any Applicant proposing development in the Specific Plan Area is required to incorporate LID principles as defined in the Municipal NPDES Permit and is encouraged to consider the following BMPs, if allowed in accordance with the Geotechnical Report and limitations on infiltration BMPs:</p> <ul style="list-style-type: none"> <li>■ Use of porous concrete or asphalt (if acceptable to the Geotechnical Engineer and where infiltration will not adversely affect groundwater) or other pervious pavement for driveways, paths, sidewalks, and courtyards/open space areas, to the maximum extent practicable, would reduce pollutants in stormwater runoff as well as provide some detention within the material void<sup>1</sup> space. If porous paver blocks are used, they shall be adequately maintained to provide continued porosity (effectiveness).</li> <li>■ Incorporation of rain gardens or cisterns to reuse runoff for landscape irrigation</li> <li>■ Green roofs to reduce runoff and treat roof pollutants</li> <li>■ Site design and landscape planning to group water use requirements for efficient irrigation</li> </ul> <p><b>BECSP MM4.7-2</b> The City of Huntington Beach shall require that any Applicant prepare a Groundwater Hydrology Study to determine the lateral transmissivity of area soils and a safe pumping yield such that dewatering activities do not interfere with nearby water supplies. The Groundwater Hydrology Study shall make recommendations on whether permanent groundwater dewatering is feasible within the constraints of a safe pumping level. The Applicant's engineer of record shall incorporate the Hydrology Study designs and recommendations into project plans. If groundwater dewatering is determined allowable by the City, the Applicant shall submit an application to the RWQCB for dewatering purposes, per the De Minimus Permit Number R8-2009-0003. If safe groundwater dewatering is determined to not be feasible, permanent groundwater dewatering shall not be implemented. The City Director of Public Works, OCWD, and other regulatory agencies shall approve or disapprove</p>			

<sup>1</sup> Void space is the empty space between individual particles.

**Table 2-1**

<b>Summary of Environmental Effects and Code Requirements/Mitigation Measures</b>			
<b>Impact(s)</b>	<b>Level of Significance Prior to Mitigation</b>	<b>Mitigation Measure(s) and/or Code Requirements</b>	<b>Level of Significance After Mitigation</b>
		<p>any permanent groundwater dewatering based on the Groundwater Hydrology Study and qualified Engineers' recommendations.</p> <p><i>Mitigation measure BECSP MM4.7-3 has been modified to reflect the existing and proposed site characteristics, as well as the specific hydrologic conditions of the proposed project site and the Huntington Beach Channel.</i></p> <p><b>BECSP MM4.7-3</b> The City of Huntington Beach shall require that the Applicant's Licensed Civil Engineer for each site-specific development prepare a Hydrology and Hydraulic Study to identify the effects of potential stormwater runoff from the specific development on the existing storm drain flows for the 10-, 25-, and 100-year design storm events. The drainage improvements shall be designed and constructed as required by the Department of Public Works to mitigate impact of increased runoff due to development, or deficient, downstream systems. Design of all necessary drainage improvements shall provide mitigation for all rainfall event frequencies up to a 100-year frequency. The Applicant shall design site drainage and document that the proposed development would not increase peak storm event flows over pre-1986 Qs, which must be established by the hydrology study. If the analyses shows that the City's current drainage system cannot meet the volume needs of the project runoff, the applicant shall be required to attenuate site runoff to an amount not to exceed the 25-year storm as determined using pre-1986 criteria. As an option, the applicant may choose to explore low-flow design alternatives, downstream attenuation or detention, or upgrade the City's stormwater system to accommodate the impacts of the new development, at no cost to the City. The Hydrology and Hydraulic Study shall also incorporate all current adopted Municipal NPDES Permit and City requirements for stormwater flow calculations and retention/detention features in effect at the time of review.</p> <p><b>BECSP MM4.7-4</b> The City of Huntington Beach shall require that adequate capacity in the storm drain system is demonstrated from the specific development site discharge location to the nearest main channel to accommodate discharges from the specific development. If capacity is demonstrated as adequate, no upgrades will be required. If capacity is not adequate, the City of Huntington Beach shall identify corrective action(s) required by the specific development Applicant to ensure adequate capacity. Corrective action could include, but is not limited to:</p> <ul style="list-style-type: none"> <li>■ Construction of new storm drains, as identified in the MPD or based on the Hydrology and Hydraulic Study, if the Hydrology and Hydraulic Study identifies greater impacts than the MPD</li> <li>■ Improvement of existing storm drains, as identified in the MPD or based on the Hydrology and Hydraulic Study, if the Hydrology and Hydraulic Study identifies greater impacts than the MPD</li> </ul>	

ATTACHMENT  
2.17

**Table 2-1** Summary of Environmental Effects and Code Requirements/Mitigation Measures

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Code Requirements	Level of Significance After Mitigation
<p>Because some storm drain system constraints may be located far downgradient from the actual development site, several properties may serve to contribute to system capacity constraints. Therefore, the City Department of Public Works shall assess each site development and system characteristics to identify the best method for achieving adequate capacity in the storm drain system. Drainage assessment fees/districts to improve/implement storm drains at downstream locations or where contributing areas are large are enforced through Municipal Code (Section 14.20).</p> <p>The City Department of Public Works shall review the Hydrology and Hydraulic Study and determine required corrective action(s) or if a waiver of corrective action is applicable. The site-specific development Applicant shall incorporate required corrective actions into their project design and/or plan. Prior to receiving a Certificate of Occupancy or final inspection, the City Department of Public Works shall ensure that required corrective action has been implemented.</p>	<ul style="list-style-type: none"> <li>■ In-lieu fees to implement systemwide storm drain infrastructure improvements</li> <li>■ Other mechanisms as determined by the City Department of Public Works</li> <li>■ For nonresidential areas, if redevelopment would result in an impervious fraction of less than 0.9 and does not increase the directly connected impervious area compared to existing conditions, runoff is expected to remain the same or less than as assessed in the MPD and only MPD improvements would be required</li> </ul>		
<p><b>Impact 4.7</b> Implementation of the proposed project could result in substantial groundwater dewatering or deplete groundwater supplies. However, with implementation of code requirements and mitigation measures, this impact is considered less than significant.</p>	LTS	BECSP MMA4.7-2 would apply.	LTS

ATTACHMENT 2-1  
2-15

**Draft EIR No. 2010-004 dated September 2011**

(Not Attached-Available for review at the Planning and  
Zoning Counter, 3<sup>rd</sup> Flr., City Hall and online at

<http://www.huntingtonbeachca.gov/government/departments/Planning/major/BeachEllis.cfm>